

11A, 80 Galbraith Drive SW
Calgary, Alberta

MLS # A2180687



\$260,000

Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	845 sq.ft.	Age:	1971 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Outside, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	Public
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Tar/Gravel	Condo Fee:	\$ 475
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas, Garbage C
Features:	Ceiling Fan(s), Granite Counters		

Inclusions: window coverings

Fantastic AFFORDABLE opportunity awaits at GLENMORE ON THE PARC condos. Why rent when you can own your own 2 BEDROOM home which includes ASSIGNED PARKING #29 plus guest parking. This RENOVATED condo in a well-managed complex, with reasonable condo fees which include HEAT, WATER AND SEWER. In-Suite Laundry & Storage. Updates include NEWER VINYL WINDOWS, PATIO DOOR (2018), LAMINATE FLOORING THROUGHOUT, CERAMIC TILED ENTRANCE, KITCHEN AND BATHROOMS. The 2 bedrooms are large enough for QUEEN BEDS. Updated kitchen cabinets and appliances. The Formal Dining area opens to the spacious living room. Patio sliders lead to the SUNNY WEST BALCONY. Conveniently located and close to everything! Walking distance to Mount Royal University, Restaurants, Grey Eagle Casino and Coffee Shops. Plus, quick access to the Ring Road, West Hills, Marda Loop, Chinook Centre and less than 15 minutes to downtown & COSTCO. Pets are allowed with board-approval.